



St. Tammany Parish Government

Department of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

il: planning@stpgov.org

ZC DENIED: 9/4/12

Pat Brister
Parish President

APPEAL # 1

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: Sept 7 2012

Case Number: ZC12-09-090

ZC12-09-090

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: I-1 (Industrial District)

Acres: 1.19 acres

Petitioner: Parish Council by Motion 8/4/2012

Location: Parcel located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl River, S38,T7S,R14E, Ward 6, District 6

Council District: 6

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Scott Jordan

ADDRESS: 39362 I-59 Service Rd, Pearl River 70452

PHONE # Cell 985 290 7441 W 985 863 3888

ZONING STAFF REPORT

Date: August 27, 2012
Case No.: ZC12-09-090
Posted: 08/16/12

Meeting Date: September 4, 2012
Determination: Denied

GENERAL INFORMATION

REQUESTED CHANGE: From A-3 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl River; S38,T7S,R14E; Ward 6, District 6
SIZE: 1.19 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Commercial	HC-2 (Highway Commercial District)
South	Undeveloped	A-3 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Commercial	HC-2 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to I-1 (Industrial District). The site is located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl River. The 2025 future land use plan calls for the area to be developed with commercial uses.

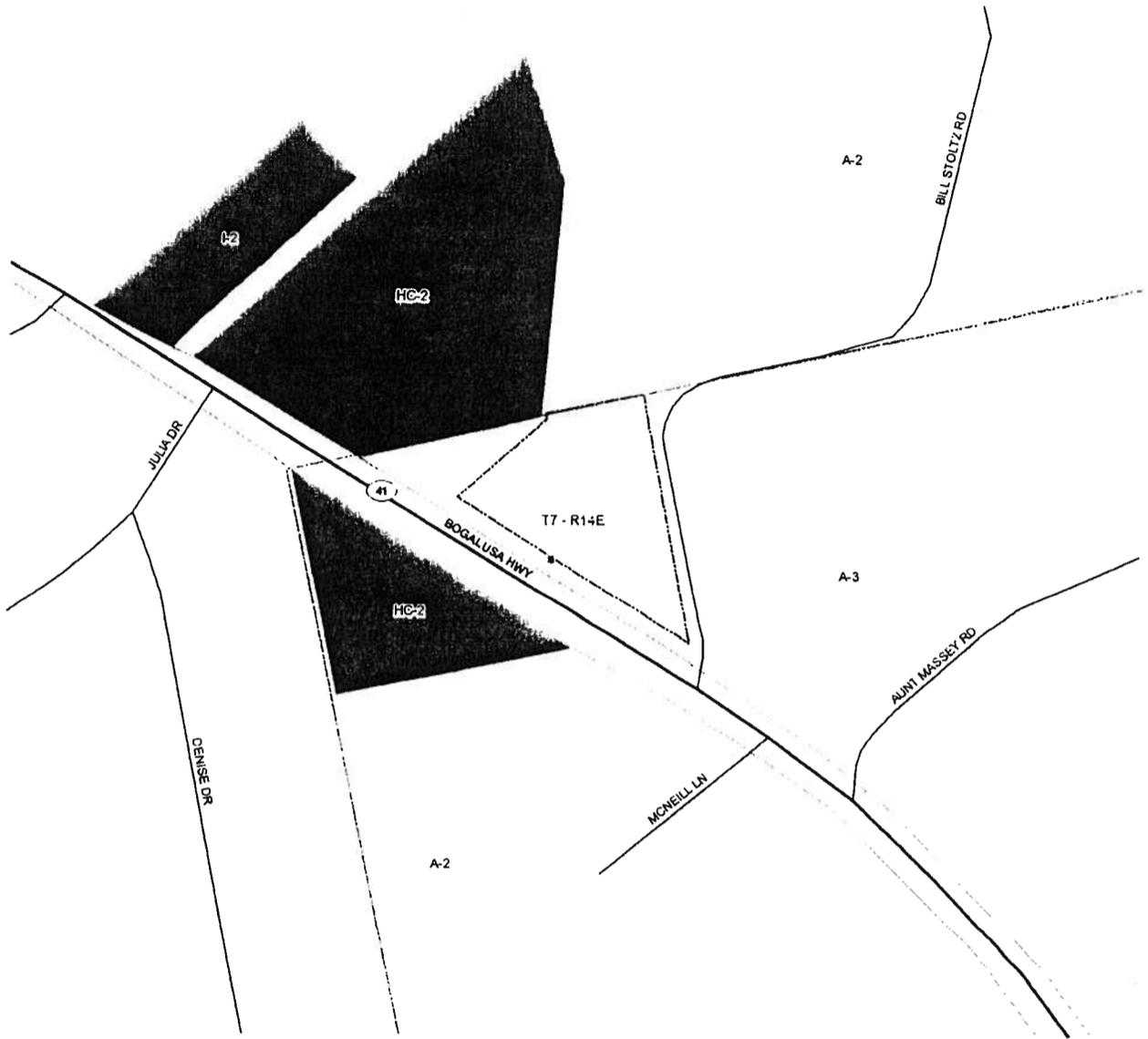
Staff does not have any objection to the requested zoning change considering that there is an existing office warehouse located on the site.

Note that the site was zoned C-2 Highway Commercial District (ZC85-07-092A) before the Comprehensive Rezoning.

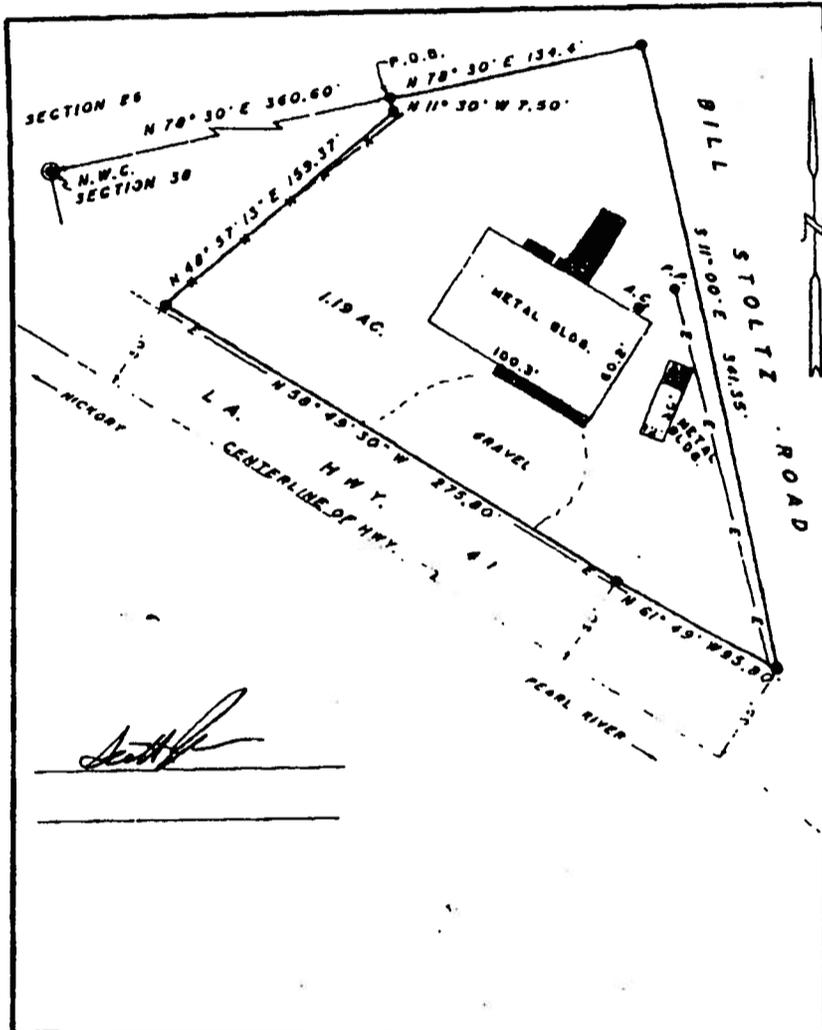
STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 (Industrial District) designation be approved.

CASE NO.: ZC12-09-090
REQUESTED CHANGE: From A-3 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of LA Highway 41, north of Bill Stoltz Road, south of Jack Crawford Road, being 67296 Hwy 41, Pearl River; S38,T7S,R14E; Ward 6, District 6
SIZE: 1.19 acres



2012-09-090



Edward L. Jones

— — — EXISTING FENCE ■ PAVED AREA ● IRON ROD OR PIPE IN PLACE

THIS PLAT REPRESENTS AN ACTUAL ON - THE - GROUND SURVEY, AND NO ENCROACHMENTS EXIST ACROSS ANY PROPERTY LINES.

PRECISION SURVEYS
EDWARD L. JONES - P.L.S.

PLAT OF SURVEY CERTIFIED CORRECT TO
JORDAN INVESTMENTS

A CERTAIN PARCEL OF LAND SITUATED IN
SECTION 38, T 7 S - R 14 E, ST. TAMMANY PARISH, LOUISIANA

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND DETERMINED THAT THE PROPERTY SHOWN ABOVE IS NOT IN A SPECIAL FLOOD AREA.
THIS PROPERTY IS IN P.E.M.A. - P.L.A. 2008 C

Edward L. Jones

LOUISIANA REG. NO. 277
CERTIFICATION VALID ONLY WHEN SEAL IS IMPRESSED ON SIGNATURE AND DATE.

SCALE: 1" = 60'

DATE AUG. 18, 1998